



 HARRISON  
LAVERS &  
POTBURY'S

Sunnymead,  
Laskeys Lane,  
Sidmouth,  
EX10 8JW

£950,000 FREEHOLD

**Situated on Salcombe Hill and enjoying a west aspect, an attractive detached four bedroom house with mature gardens and double garage.**

Sunnymead is located in a desirable residential area of Sidmouth, to the east of the town centre and only a third of a mile from the seafront on foot via Alma Bridge. As such, the property is within convenient reach of all town centre amenities to include regular bus services to the surrounding area.

Occupying an almost level site, the majority of the gardens enjoy a lovely west aspect and adjoining the double garage is a driveway providing parking.

On entering the property, the reception hall offers storage along with the stairs rising to the first floor. The ground floor offers three reception rooms, the lounge and separate sitting room both having fireplaces and enjoying a westerly aspect. The dining room is situated alongside the kitchen and also connects to the lounge.

The kitchen is fitted with a good range of storage units along with work surfaces and there is space for appliances and an adjoining rear lobby has a back door along with a useful shower room off.





A separate utility room gives access to the garden and offers further storage, workspace and has space and plumbing for a washing machine.

To the first floor, there are four bedrooms along with a separate study, two of the bedrooms and the study enjoying a lovely view over the valley towards Muttersmoor and to the sea. A separate family bathroom is fitted with a white suite and comprises a bath, WC and wash basin with vanity drawers below.

Gas fired central heating and double glazed windows are installed. General modernisation is now required throughout.

The gardens extend to approximately a third of an acre and are mainly laid to lawn with adjoining borders containing numerous ornamental shrubs and trees. Adjoining the house are extensive patio areas with the front elevation having two covered verandas which take full advantage of the west aspect.

There is a timber garden shed along with an aluminium greenhouse and the double garage measures approximately 6m x 5.7m and has two up and over doors.

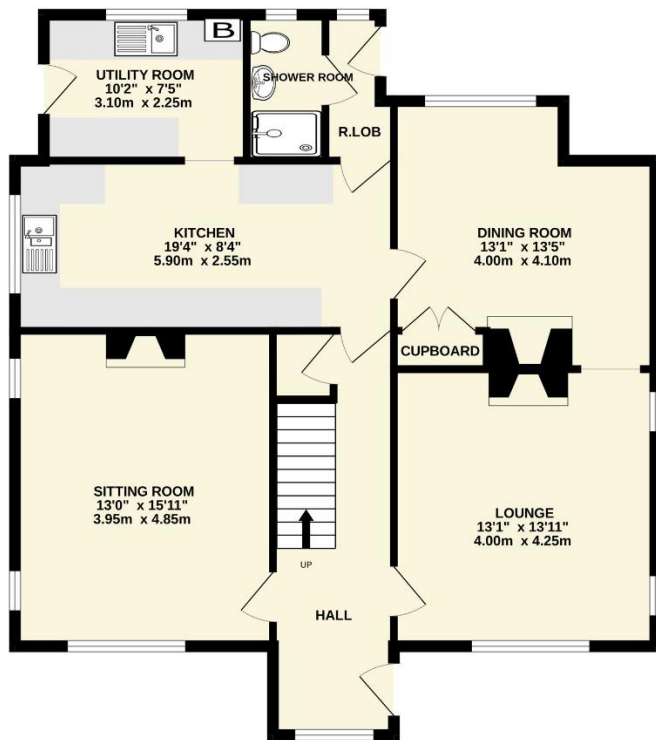


**OUTGOINGS** We are advised by East Devon District Council that the council tax band is G.

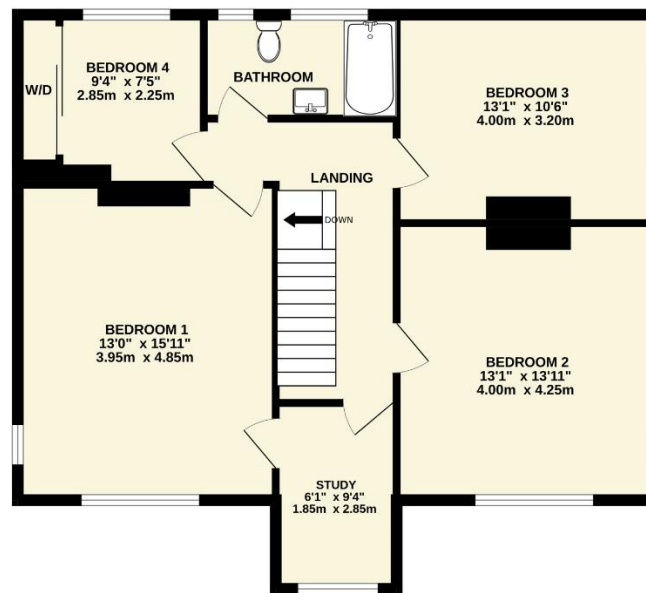
**EPC: TBA**

**POSSESSION** Vacant possession on completion.

GROUND FLOOR  
943 sq.ft. (87.6 sq.m.) approx.



1ST FLOOR  
797 sq.ft. (74.0 sq.m.) approx.



TOTAL FLOOR AREA : 1739 sq.ft. (161.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**DIRECTIONS** Turn right opposite the Radway cinema into Salcombe Road and continue over the river Sid taking the second turning on the right into Hillside Road. Continue up Hillside Road passing Southway on the right and the next turning right is Laskeys Lane. Follow the lane in and around to the left and Sunnymead will be seen a little way along on the left.

**VIEWING** Strictly by appointment with the agents.

**IMPORTANT NOTICE** If you request a viewing of a property, we the Agent will require certain pieces of personal information from you in order to provide a professional service to both you and our clients. The personal information you provide may be shared with our client, but will not be passed to third parties without your consent. The Agent has not tested any apparatus, equipment, appliance, fixtures, fittings or services and so cannot verify that they are in working order, or fit for the purpose. A Buyer is advised to obtain verification from their solicitor and/or surveyor. References to the tenure/outgoings/charges of a property are based on information supplied by the seller - the Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their solicitor. Items shown in photographs/floor plans are not included unless specifically mentioned within the sale particulars. They may be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on a journey to view a property.

Tel: (01395) 516633

Email: [reception@harrisonlavers.com](mailto:reception@harrisonlavers.com)

[www.harrisonlavers.com](http://www.harrisonlavers.com)

